075.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,000 / 806,000
					USE VALUE:	806,000 / 806,000
					ASSESSED:	806,000 / 806,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		LAKE SHORE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANZEL CECILIA E
Owner 2:	
Owner 3:	
Street 1:	18 LAKE SHORE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRANZEL DAVID-CECILIA E -
Owner 2:	-
Street 1:	18 LAKE SHORE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,607 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1923, having primarily Aluminum Exterior and 1820 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7607.000	238,800		567,200	806,000
Total Card	0.175	238,800		567,200	806,000
Total Parcel	0.175	238,800		567,200	806,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.86 | /Parcel: 442.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 47719
GIS Ref:
GIS Ref:
Insp Date: 10/26/18

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,800	0	7,607.	567,200	806,000	806,000	Year End Roll	12/18/2019
2019	101	FV	219,300	0	7,607.	567,200	786,500	786,500	Year End Roll	1/3/2019
2018	101	FV	219,300	0	7,607.	486,200	705,500	705,500	Year End Roll	12/20/2017
2017	101	FV	219,300	0	7,607.	453,700	673,000	673,000	Year End Roll	1/3/2017
2016	101	FV	219,300	0	7,607.	388,900	608,200	608,200	Year End	1/4/2016
2015	101	FV	193,300	0	7,607.	348,400	541,700	541,700	Year End Roll	12/11/2014
2014	101	FV	193,300	0	7,607.	322,500	515,800	515,800	Year End Roll	12/16/2013
2013	101	FV	193,300	0	7,607.	307,500	500,800	500,800		12/13/2012

!6296!

PRINT

Date	Time
12/10/20	21:05:26

LAST REV

Date	Time
07/23/19	11:12:37
apro	
6296	

USER DEFINED

Prior Id # 1:	47719
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANZEL DAVID-C	32191-132		12/29/2000	Estate/Div	10	No	No		
	15325-113		11/1/1983		157,000	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2016	1038	Re-Roof	60,000		7/28/2016			Remove roof and re
7/18/2016	995	Manual	15,000		7/18/2016			Remove siding.
7/19/2013	1100	Manual	11,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	BS	Barbara S
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/19/2009	Meas/Inspect	189	PATRIOT
10/13/1999	Meas/Inspect	267	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7607		Sq. Ft.	Site		0	70.	1.07	4			View	25					567,182						567,200	

Total AC/HA: 0.17463 | Total SF/SM: 7607 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 567,182 | Spl Credit | Total: 567,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.28465199
Const Adj.:	0.99732524
Adj $ / SQ:	115.309
Other Features:	81500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324501
Depreciation:	85668
Depreciated Total:	238833

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

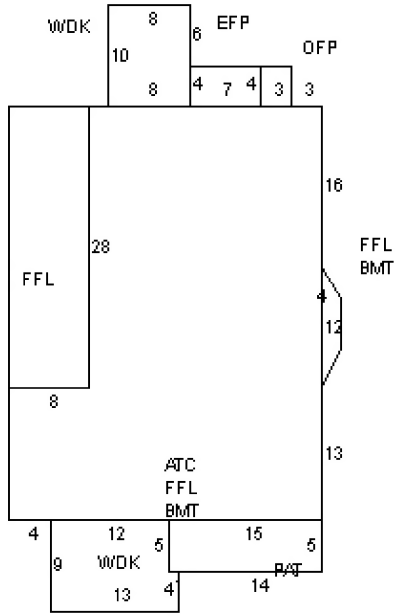
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	115.31
Special Features:	0	Val/Su Net:	78.94
Final Total:	238800	Val/Su SzAd	144.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,288	115.310	148,519
BMT	Basement	1,064	45.840	48,769
ATC	Attic	366	110.700	40,565
WDK	Deck	192	11.180	2,146
PAT	Patio	75	5.980	449
EFP	Enclos Porch	28	72.410	2,027
OFP	Open Porch	12	43.880	527

	Net Sketched Area:	3,025		Total:	243,002
Size Ad	1654.4499	Gross Are	3706	FinArea	1820

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	10	C	
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X6	A	AV	1995	0.00	T	19.2	101						
2	Frame Shed	D	Y	1	10X16	A	AV	1986	0.00	T	26.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc